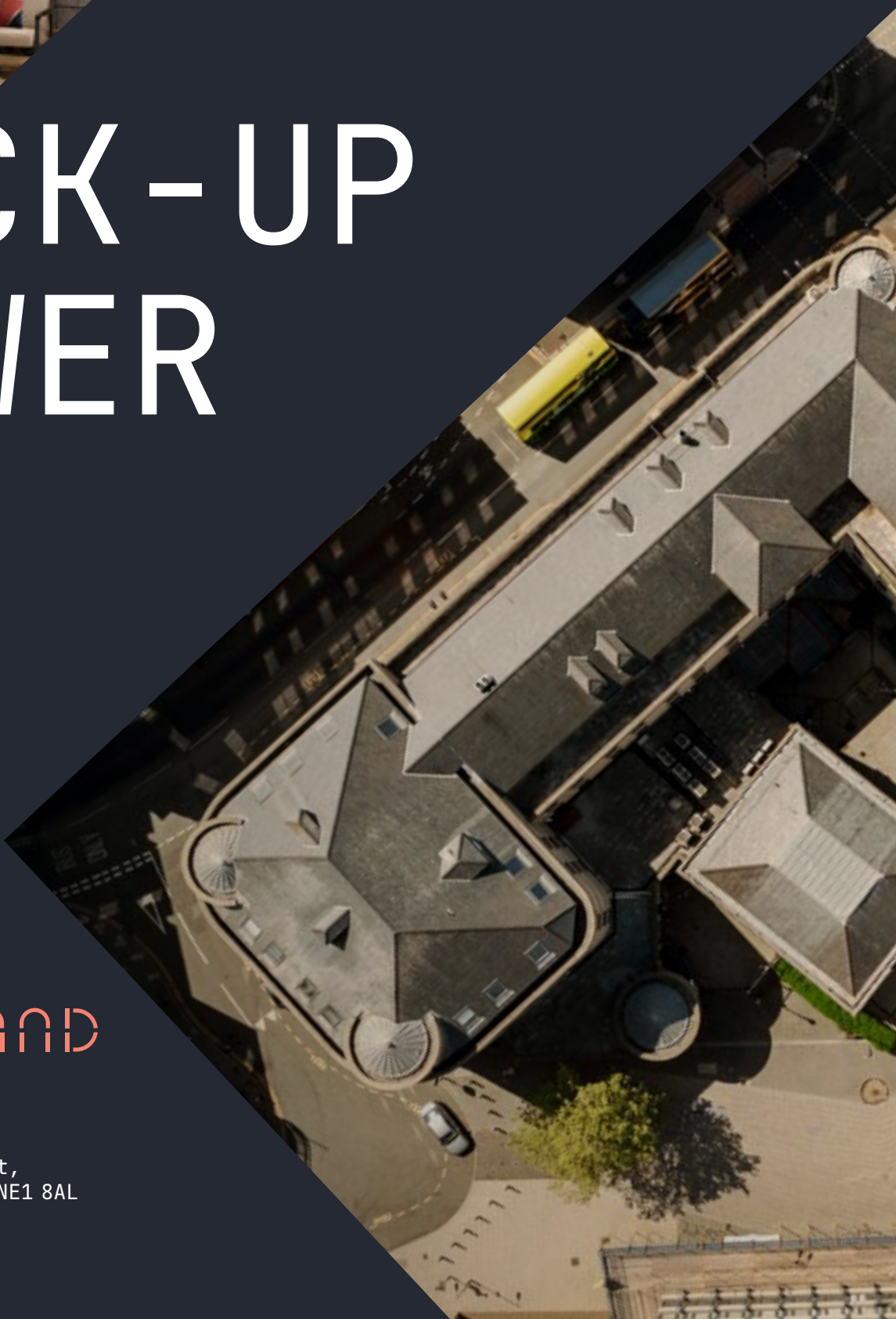




BACK-UP POWER



PORTLAND
HOUSE

New Bridge Street West,
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www.portlandhouse.uk

BACK-UP POWER

PORTLAND HOUSE IS THE ONLY OFFICE BUILDING IN NEWCASTLE WITH PRIVATE, DEDICATED, LANDLORD-OWNED EMERGENCY POWER PROVISION.

Research from Centrica shows that energy resilience is viewed as one of the top-four business risks, only narrowly beaten by financial, market and cyber-crime risks.

WHAT IS THE BUILDING EQUIPPED WITH?

Portland House is market leading in its provision of power redundancy services. The building has the following provision:

- 560 kVA diesel generator located in a secure, dedicated room within the basement with a separate diesel store;
- Uninterruptable power supply (UPS) located in each telecommunication room.

WHAT IS A UPS?

An uninterruptible power supply is a secondary power source; it is effectively an on-demand, instant-switch, battery back-up.

Portland House is installed with UPS in each telecommunication room to safeguard connectivity. They store and deliver electrical flow to the network equipment, so if an electrical failure, fluctuation or surge occurs, there is a consistent current flow to protect the cabinets.



WHY IS THERE A DIESEL GENERATOR?

Diesel generators are capable of handling larger power loads and will run for longer durations than other types of generators available. They can take around 15 seconds to energise from standby.

HOW IS THE CONNECTIVITY AT PORTLAND HOUSE FULLY REDUNDANT?

The most common failure is a service provider network failure. In this scenario:

- Portland House has two dedicated telecommunication rooms at opposite ends of the building providing point of entry diversity. This means that if one service provider's infrastructure fails, there is a back-up.

- Both telecommunication rooms are supplied by Tier 1 leased lines meaning occupiers still benefit from ultrafast fibre connectivity in the event of a single provider failure.
- If both service providers have simultaneous failures the connectivity is supported by a 5G network.

Another potential cause for a loss of connectivity is power failure. In this scenario:

- The UPS would provide immediate back-up power to the telecommunication rooms ensuring no loss of connectivity. The generator will then energise within 15 seconds ensuring connectivity until mains power returns.



WHAT DOES THIS MEAN IN PRACTISE?

All occupiers will benefit from:

- i. Back-up power to communal life safety equipment as well as lighting and power to communal areas.
- ii. Immediate back-up power from the UPS to the telecommunication rooms ensuring no loss of connectivity throughout the building.

CAN TENANT AREAS BE BACKED-UP?

The building has been wired to allow for UPS and generator back-up in all tenant demises.

Occupiers will have the option to back-up heating and cooling systems, small power, and lighting within their demise.

More details can be provided on request.



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